



## EXTRAORDINARY DELIVERED

# CIDEMA II LP

Fort Worth, Texas  
Agency Leasing

## OPPORTUNITY

Cidema II LP owned a 93,198 SF office/warehouse building at 2817 Braswell Drive that was formerly utilized as a bottling facility for Dr. Pepper and 7UP products. Due to the unique characteristics of the building, they knew that had to find a tenant that needed the manufacturing aspects of the building and one that could utilize the concrete storage area.

## SOLUTION

- Transwestern identified the market of prospective tenants that would be able to use the building
- ZyTech Building Systems began their search for a second location in the U.S.
- Chose Cidema's building because it fit their large manufacturing equipment, had a lay down yard to store their bulk items and enough electrical power to work the machines

## RESULTS

Transwestern was able to find a long-term tenant to lease the building that needed the wide open space for their machinery to fit.



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